



**MINUTES
REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET SEALY, TX 77474
TUESDAY, AUGUST 23, 2022
6:00 P.M.**

1. Call to Order

President Sterling Schiller called the meeting to order at 6:00 p.m.

2. Invocation and Pledge of Allegiance

Yvonne Johnson gave the invocation led the Pledge of Allegiance.

3. Roll Call and Certification of a Quorum

Present:

Yvonne Johnson
Sterling Schiller
Larry Koy
Russ Rainwater
Johnny Bonaccorso
Bradley Miller
Jennifer Sullivan

Absent:

None

A quorum was declared present.

Staff attending:

Kimbra Hill, City Manager
Joshua Brothers, City Planner
Steven Kutra, Finance Director
Tim Kirwin, City Attorney
Kim Dickey, City Secretary
Katherine Ellis, SEDC Deputy Executive Director / Secretary

4. Petitions or Requests from the Public

Joe Bilski presented a brief history of EDC activity regarding the Mark A. Chapman, a B&PW Legacy Park improvement, city façade improvement grants, the right-of-way funding used for

**Sealy Economic Development Corporation
Regular Meeting Minutes
August 23, 2022**

road construction used for attracting the Walmart Distribution Center, and a past water well project. He encouraged Board Members to consider the EDC legacy going forward and how projects will impact the city. 15:55

5. **Discussion and possible action to approve the minutes for the following date:**
- **Monday, August 8, 2022 Special Meeting at 6:30 p.m.**

Yvonne Johnson made a motion to approve the minutes for Monday, August 8, 2022 Special Meeting at 6:30 p.m. Russ Rainwater seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso, Miller, Sullivan
NOES: None

The motion carried.

6. **Discussion regarding: the monthly Treasurer's Reports by Steven Kutra, Treasurer/Director of Finance; the monthly Payables Report by Katherine Ellis, SEDC Deputy Executive Director and Board Secretary; and the monthly Fiscal Year 2021-2022 Budget Review Spreadsheet by Sterling Schiller, Board President:**

- a. **Paid Invoice Report**
- b. **Budget to Actual Report**
- c. **Sales tax Report**
- d. **Cash & Investment Report**
- e. **Payables Report - K. Ellis**
- f. **Fiscal Year 2021-2022 Budget Review Spreadsheet – President Schiller**

The Finance Director, Steven Kutra, reviewed the Treasurer's Reports with the Sealy EDC Board of Directors. Larry Koy spoke in support of the Right-of-Way Road fund. The payables report was reviewed by Katherine Ellis. The 2021-2022 Budget Review Spreadsheet was reviewed by President Schiller.

7. **Discussion and possible action regarding Sealy EDC direction, project priorities, and funding priorities.**

President Schiller briefly described the projects in consideration of the EDC Board this year. He encouraged the SEDC Board of Directors to discuss the future EDC priorities. Joe Bilski spoke in support of the Right-of-Way Road project and shared the initial purpose of the fund to be set aside for a loop around Sealy. He recommended increasing the amount placed in the fund each month. Mr. Bilski spoke in support of the Sealy EDC contributing to an additional city water well project. Jennifer Sullivan recommended future board discussion regarding the Right-of-Way Road fund contribution increasing. Bradley Miller recommended EDC funds be invested back into the community.

8. **Discussion and possible action regarding a Downtown Parking Project.**

President Schiller reviewed the Downtown Parking Project and discussed the possible expenditure for the project. President Schiller recommended that the project be placed on

**Sealy Economic Development Corporation
Regular Meeting Minutes
August 23, 2022**

hold until an EDC Executive Director is hired. Joe Bilski commented on the placement of Main Steet events and event parking.

9. Discussion and possible action regarding the W.E. Hill Center Parking Project.

President Schiller reviewed with the Board the previous actions and discussion regarding the Hill Center parking project. President Schiller recognized the project as a Sealy EDC priority. Joe Bilski asked the Board to consider a new road project in the future that has additional access to the southern side of the Mark A. Chapman a B&PW Legacy Park. Josh Brothers, City Planner, reviewed the progress of the Hill Center project, the next steps to continue moving forward with the project. Larry Koy and Russ Rainwater requested the possible use of previously engineered drainage data to save money on the upcoming Hill Center parking design.

Bradley Miller left the meeting at 7:08 p.m.

Josh Brothers commented that the previous data will not be sufficient to contribute to the project. Larry Koy discussed other possible areas for parking in the area, he recommended completing one large plan that includes all available areas for parking expansion at the Mark A. Chapman a B&PW Legacy Park and the W.E. Hill Center. Jennifer Sullivan inquired about the previous expenditure of the CivilCorp draft plan for the Hill Center Parking project.

1:20:22

10. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):

- a) **Texas Government Code, Section 551.074, PERSONNEL MATTERS: (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee).**
 - Main Street Manager Position
 - SEDC Executive Director Position
- b) **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY; The SEDC will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the SEDC in negotiations with a third person.**
 - Office location

At 7:21 p.m., the Sealy EDC Board of Directors convened into executive session to discuss the above items.

11. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.

At 7:57 p.m., the Sealy EDC Board of Directors reconvened into regular open session. Jennifer Sullivan made a motion the EDC Board appoint a hiring committee for the Sealy EDC Executive Director position to include: the SEDC President, and in his absence, the SEDC Vice President, the City Manager, City of Sealy HR Director, and Councilwoman Johnson. Russ Rainwater seconded the motion. President Schiller called for the vote:

AYES: Rainwater, Schiller, Sullivan, Johnson, Bonaccorso, Koy, Miller

**Sealy Economic Development Corporation
Regular Meeting Minutes
August 23, 2022**

NOES: None
The motion carried.

12. Request(s) for future agenda items and comment(s).

Jennifer Sullivan requested an agenda item to discuss Right-of-Way Road Construction funding, how much funding is contributed to the line item, and what the funding will be used for.

Larry Koy requested the EDC work with Texas legislature to list Sealy as a bracketed city under Hotel Occupancy Tax Code.

President Schiller congratulated Larry Koy's grandson's junior baseball team for advancing to Texas Regionals.

Yvonne Johnson and Johnny Bonaccorso thanked Joe Bilski for attending the meeting and recommending the future focus of the EDC.

13. Adjournment

At 8:02 p.m., Yvonne Johnson made a motion the Sealy EDC Board of Directors stand adjourned until the next scheduled meeting. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

AYES: Rainwater, Schiller, Sullivan, Johnson, Bonaccorso, Koy, Miller
NOES: None

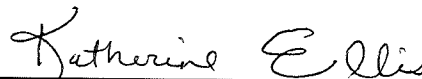
The motion carried.

PASSED AND APPROVED this 10th day of October, 2022.



Sterling Schiller, President

ATTEST:



Katherine Ellis, SEDC Secretary